

RENTAL AGREEMENT & POLICIES

We find that guests who take the time to read this information are fully informed about their and our rental obligations. Please read all the information herein thoroughly. **ALL RESERVATIONS MUST BE MADE BY PHONE.** Return one copy of the agreement along with payment to; **Crystal Cabin, 207 Gold Hills Rd, Crystal Mtn, WA 98022** and keep one copy for reference.

RATES: Current rates are posted on the website www.crystalcabin.com. Rates are subject to change without notice. The rate at the time of the reservation will be honored.

PAYMENT/HOLDING RESERVATION: Full payment including damage deposit is due 60 days prior to scheduled arrival date. Full payment is necessary to hold a reservation more than 60 days prior to stay. (Check/money order made out to: **Crystal Cabin**)

CANCELLATIONS: Regardless of weather. 60 to 30 days prior to scheduled arrival date will be refunded 50%; 30 to 15 days will be refunded 25%; 15 days or less will receive refund in damage deposit amount only. .

CANCELLATIONS BY CRYSTAL CABIN: In the unlikely event that we will have to make any changes to confirmed reservations, we will advise you at the earliest possible date. If this does happen, you will be given a full refund.

CHANGE IN THE NUMBER OF GUESTS/CONDUCT OF GUESTS: Please inform Crystal Cabin of a change in the number of guests before your arrival so the cabin can be prepared appropriately. **Normal rental is a Maximum of 10 guests and groups larger than 10 will be charged an additional \$30 per guest per night.** No refunds are made for changes after you arrival. The cabin is not for parties, nor gatherings at any time of anyone except for those who have paid to stay there. Unauthorized people at the cabin will result in a loss of deposit. If there is excessive noise or music, any illegal activity, or any evidence of violation of these policies you may be asked to vacate the premise.

ARRIVAL TIME IS 3pm: You may be able to arrive early, but we may not be able to let you know if this is possible until the night before. Unless you have arranged an early arrival time, please allow me time to prepare the cabin for you.

DEPARTURE TIME IS 11am: Your prompt departure is appreciated so we can prepare the cabin for the next guests. Often a later departure time is possible.

PARKING: Over night parking is in the **lower B** parking lot only. **A** lot is for day use only. This is strictly enforced by Crystal Mountain Resort.

ACCES TO THE CHALET: Hiking, snowmobile, or Gold Hills chair lift. The chair lift is at your own risk and is operated on a preset weekend schedule by Crystal Mtn. Please arrive promptly. If the chair is open for skiing you may access it anytime. We are not responsible if you miss the scheduled times, the Chair lift breaks down or is not running due to lack of snow, the lift is offered as a courtesy by Crystal Mtn and operated by their rules. During weekdays (Monday-Thursday) the Gold Hills chair lift is only operated when there is sufficient snow for general skiing, there is no preset scheduled lift access.

MINIMUM AGE: **No one under age 21** can stay at the cabin without a parent. Exceptions are made on an individual basis.

WINTER CONDITIONS: We will attempt to have the entry and walkways clear of snow before your arrival. Due to changing weather conditions, this may not be possible. A shovel is provided should you need it during your stay. Please be cautious when there are icy conditions. Do not go to the river if there is any ice or snow present. Traction tires are required during the winter months and Four-wheel drive or chains are necessary at times to access the resort. Contact DOT or Crystal Mtn to check on road conditions.

SMOKERS/PETS: Strictly no pets. Smoking is allowed outside only. Discard the butts safely and appropriately so as to keep the surrounding area beautiful. If this policy is violated, there will be a charge for extra cleaning.

CANDLES/OIL LAMPS: Are not permitted due to the potential fire hazards and the long lasting odor.

DAMAGE, MISSING ITEMS: Any damage to the cabin or its contents or missing item(s) will be charged to your damage deposit at repair or replacement cost. If there is such a charge, a receipt and explanation will be mailed to you within 30 days.

HOUSEKEEPING/SUPPLIES: A starter supply of expendable goods such as paper products is provided; please bring additional supplies if you feel this will not be adequate. Housekeeping is provided before your stay. It is the renters' responsibility to wash the dishes and appliances that have been used; dishes may be left in the dishwasher. Garbage should be carried out and all items used returned to where they came from. Excessive cleaning will be charged to your damage deposit at \$50/hr, with a one hour minimum. Excessive cleaning is considered anything beyond changing bed linens, laundering linens, cleaning the bathrooms, dusting, vacuuming, cleaning out the fireplace, and putting away clean dishes from the dishwasher.

POWER FAILURE/WEATHER/EARLY DEPARTURE: Crystal Mountain Resort has a back up generator which automatically activates after power failure. Due to severe weather this too may fail. Emergency equipment such as flash lights is provided to use during a power failure. We cannot give refunds due to inclement weather, or for early departure for any reason.

SECURITY OF THE CABIN: When you rent our vacation home, you assume responsibility for it and its contents, as well as your personal property. Always lock the doors and windows when you leave the cabin. The main door is keyless, to which you will be given a code. This code is changed with every guest for security. **Do not forget your code!**

RISKS/SAFETY: Children are welcome, but there are conditions in and around the cabin that may pose hazards to them, as well as to adults, such as the river, open stairways and the sauna. Crystal Cabin does not assume any responsibility for injuries resulting from your failure to use due caution.

REPAIRS: Please let us know of any needed repairs and they will be repaired as soon as possible. No refunds will be issued for malfunctioning equipment unless it poses a safety hazard, in which case a prorated refund will be given.

FIREPLACE: When there is a fire, the screen must be in front of the fireplace at all times and be closed. Damage caused by embers will be charged to your damage deposit. Do not put any flammable material on or near the fireplace or the heaters. Do not allow children to be unattended in the living room when the fireplace is in use. **Absolutely no fires in the Master bedroom.**

PHONE: All parties are responsible for all long distance calls made in the cabin during their stay. Collect or credit card is the only means to make long distance calls. Local and incoming calls are available at no cost.

SECURITY DEPOSIT RELEASE: The cabin will be inspected and you will be notified within 30 days from vacating the cabin if we intend to impose a claim on your deposit. Balance of deposit shall be remitted within 30 days of departure. You must leave the cabin in clean and good condition, remove all your property, and leave the cabin in its original condition.

LEFT ITEMS: Please check carefully for belonging before you leave. Left items can be mailed to you COD if requested.

AGREEMENT:

I am at least twenty-one years of age and have read and accept the terms of the Crystal Cabin rental agreement.

Mail to: **Crystal Cabin, 207 Gold Hills Rd, Crystal Mtn, WA. 98022**

This Rental Agreement is entered into on the _____ day of the month _____, 2008/2009, by and between _____, Renter and Crystal Cabin at: 207 Gold Hills Rd, Crystal Mtn. WA. 98022. Renter agrees to rent the subject property with occupancy to begin no earlier than 3 p.m. on _____, 2008/2009 and to terminate by 11am. On _____, 2008/2009. Renter is responsible for the full term of this agreement unless otherwise provided herein.

Number of guest to occupy the premise will be: _____

Gross Rent from _____ 2008/2009 to _____ 2008/2009 \$ _____

Security/Damage Deposit: \$ 500.00

Balance Due 60 days prior to Occupancy: \$ _____

This amount is payable to: **Crystal Cabin**

RENTER'S name and address: _____

Phone: _____ Email: _____

RENTER'S: _____ Date: _____

AGENT For

OWNERS: _____ Date: _____